TRUSTEE'S DEED

Map 80-3
Par. 30 m.o.

This instrument, made and entered into on this the 29th. day of August, 1975, by and between, C. Alan Lancaster, Substitute Trustee, party of the first part, and Meharry-Hubbard Credit Union, party of the second part:

WHEREAS, by an instrument dated October 30, 1973, of record in the Register's Office for Davidson County, Tennessee, in Book 4935, Pages 9-10, Warddell S. Hardiman and wife, Dometra L. Hardiman, conveyed to Ruth Terrell, Trustee, the hereinafter described real estate; and,

WHEREAS, said instrument authorizes the holder of the indebtedness to remove the Trustee named therein and appoint her successor by an instrument in writing and by instrument dated the 30th. day of July, 1975, and recorded in said Register's Office in Book 4937, Pages 326-327, the said Ruth Terrell was removed as Trustee and in her place and stead, C. Alan Lancaster was nominated and appointed Substitute Trustee, and,

WHEREAS, at the request of the holder of said indebtedness, I, C. Alan Lancaster, Substitute Trustee, under and by virtue of the powers vested in me as such Trustee in said installment deed, advertised the said real estate as required by law and by the terms of said deed by giving twenty (20) days notice by three successive publications in the Nashville Record, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said deed and subject to all restrictions of record, all unpaid taxes and any other prior liens of record.

Pursuant to said advertisement, on Friday, August 29, 1975, at 12:00 noon at the main door of the courthouse in Nashville, Tennessee, Davidson County, I, C. Alan Lancaster, as said Substitute Trustee, offered for sale at public auction to the highest and best bidder the real estate hereinafter described, for cash, and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, at which time after receiving competitive bids, sold said property to the Meharry-Hubbard Credit Union, at the price of Nineteen Thousand Five Hundred and no/100 ($19,500.00) Dollars, this being the highest, last and best bid.

BUYER: MEHARRY-HUBBARD CREDIT UNION
1005 18TH AVE. NORTH, NASHVILLE, TENN.

SEND TAX BILLS TO: FIDELITY FEDERAL SAVINGS & LOAN ASS'N
226 3RD AVE. NO.
NASHVILLE, TENN.

NOW, THEREFORE, in consideration of the premises, I, C. Alan Lancaster, Substitute Trustee, do hereby sell, transfer and convey to Meharry-Hubbard Credit Union, its heirs and assigns, in fee simple and in bar of all equities above mentioned and subject to the indebtedness secured by a Deed of Trust from Jerry D. Sanford and wife, Scarlet K. Sanford to Vaden Lackey, Jr., Trustee, of record in Book 4463, Page 716, Register's Office for Davidson County, Tennessee, and all restrictions of record, all unpaid taxes and any other prior liens of record, the following described real estate, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 527 on the Plan of Bordeaux Hills Subdivision, Section 8 as of record in Book 4175, Page 113, Register's Office for said County, to which plan reference is here made for description.
>
> Being the same property conveyed to Warddell S. Hardiman and wife, Dometra Hardiman, by deed from Jerry D. Sanford and wife, Scarlet K. Sanford, as of record in Book 4760, Page 654, Register's Office for said County.

I, C. Alan Lancaster, Substitute Trustee, convey to Meharry-Hubbard Credit Union, all the rights conveyed to me as such trustee in said deed, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises are done solely as Trustee and not otherwise, under the power vested in me under the deed hereinabove referred to and not as an individual.

WITNESS MY HAND, at Nashville, Tennessee, this 29th. day of August, 1975.

C. Alan Lancaster

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named C. Alan Lancaster, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal of office, this 29th. day of August, 1975.

Notary Public

My Commission Expires: 4-21-79

THIS INSTRUMENT PREPARED BY: C. Alan Lancaster
HAYNES & SMITH
Attorneys at Law
1601 1/2 Buchanan Street
Nashville, Tennessee 37208

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $19,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

C. Alan Lancaster

Sworn to and subscribed before me
this 29 day of Sept, 1975.

Barbara M Haynes
Notary Public

My Commission Expires: 4-21-79

SEP 4 10 50 AM '75
FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

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|---|---|---|---|---|---|---|
| SEP-4 75 | CONV | 19,500.00 | | | | |
| SEP-4 75 | S'TAX | | A* | 50.70 | | |
| SEP-4 75 | PR'FEE | | A* | .50 | | |
| SEP-4 75 | W'DEED | | A* | 6.00 | * | 57.20 |